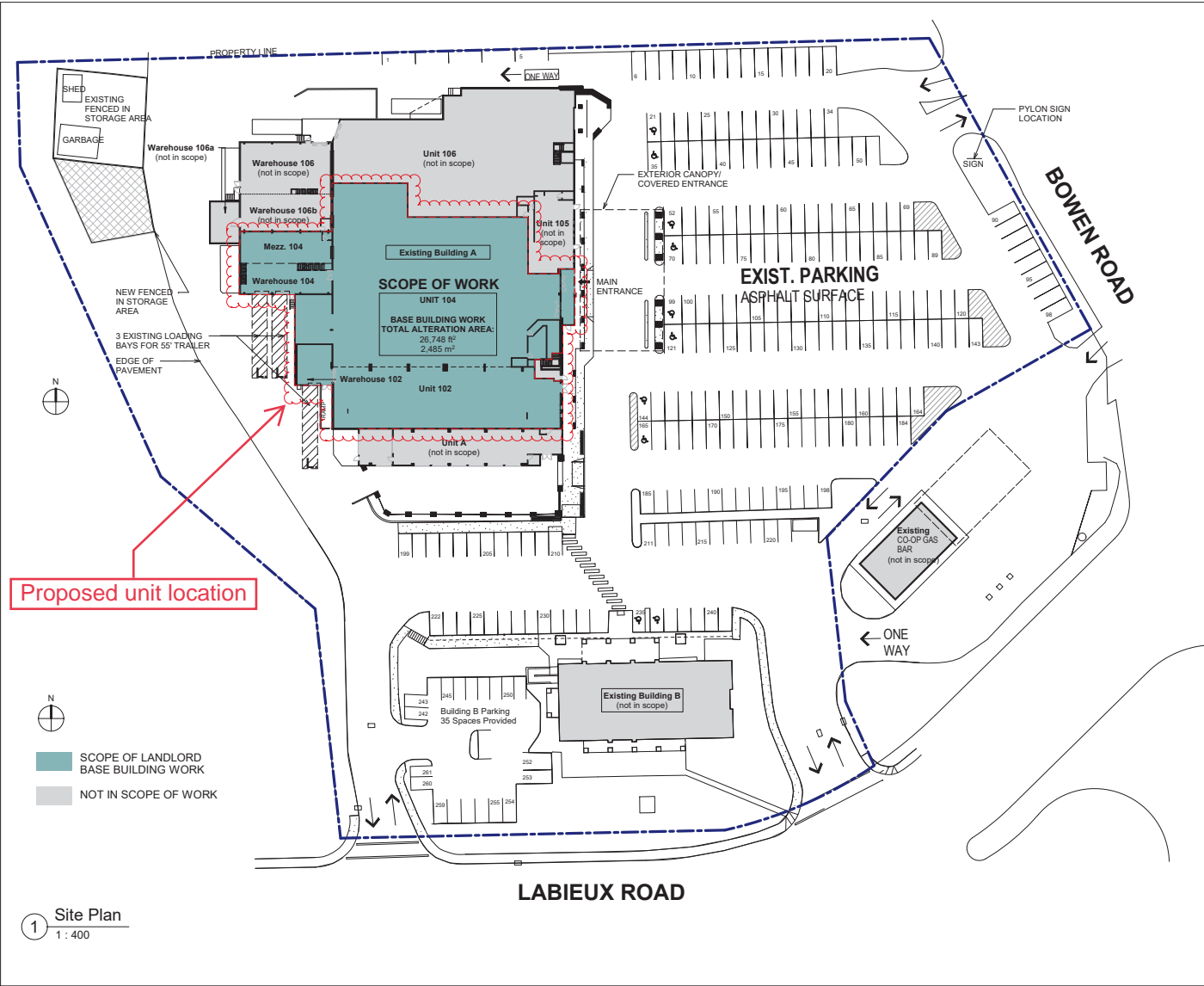


ATTACHMENT C SITE PLAN



Key Plan
1 : 2000

SITE INFORMATION

LEGAL DESCRIPTION: PID 026-631-431
LOT B, SECTION 20, RANGE 6,
MOUNTAIN DISTRICT
CIVIC ADDRESS: UNIT 102 & UNIT 104, 2517 BOWEN ROAD, NANAIMO, BC, V9T 3L2
EXISTING ZONING: COR3 (COMMUNITY CORRIDOR)

SITE STATISTICS

TOTAL SITE AREA: 23,926 m² (5.9 ACRES)
TOTAL BUILDING AREA: EXISTING BUILDING A - 4,225 m² (45,480 sq ft)
LOT COVERAGE: UNIT 102 & UNIT 104 - 4,225 m² / 23,926 m² X 100 = 17.7%
PERMITTED = 7%

TOTAL BUILDING GFA (EXISTING BUILDING A & B)

BUILDING A - 4,441 m² (47,800 sq ft)
BUILDING B - 1,050 m² (11,300 sq ft)
TOTAL EXISTING GFA: 5,491 m² (59,100 ft²)

GFA FOR UNIT 102 & 104

EXTNG CRU & WAREHOUSE & MEZZ 104 - 1,876.8 m² (20,201 sq ft)
EXTNG CRU & WAREHOUSE 102 - 608.2 m² (6,547 sq ft)
TOTAL GROSS FLOOR AREA: 2,485 m² (26,748 ft²)
TOTAL NET FLOOR AREA: 2,485 m² x 90% = 2,236.5m² (24,073.2 ft²)

PARKING

REQUIRED PARKING:
SHOPPING CENTRE:
1 SPACE PER 30m² OF GROSS FLOOR AREA = 183 SPACES REQUIRED FOR BLDG A & BLDG B
5,491 m² / 30m² =

REQUIRED PARKING FOR UNIT 102 & 104:
2,485m² / 30m² = (82.83 ROUND UP) 83 SPACES REQ. FOR UNIT 102 & 104
1 ACCESSIBLE SPACE PER 33 SPACES = 2 ACCESSIBLE SPACES REQ. OUT OF 83 SPACES TOTAL

LOADING REQUIRED FOR UNIT 102 & 104:
TOTAL GROSS FLOOR AREA 2,325m² TO 4,650m² = 3 SPACES REQUIRED FOR UNIT 102 & 104

PROVIDED PARKING FOR UNIT 102 & 104:
REGULAR CAR PROVIDED = 77 SPACES
ACCESSIBLE PARKING PROVIDED = 2 SPACES
EV STALLS PROVIDED (5% - 4 REQUIRED) = 4 SPACES

TOTAL PARKING PROVIDED = 83 SPACES
TOTAL LOADING PROVIDED = 3 SPACES

NUMBER OF SHORT TERM BICYCLE PARKING SPACES:
0.2 spaces per 100m² for the first 5000m² (with a minimum of 6 spaces required) Plus 0.04 spaces for each additional 100m²
REQUIRED: 6 SPACES PROVIDED: 6 SPACES

NUMBER OF LONG TERM BICYCLE PARKING SPACES:
0.1 space per 100m² gross floor area for the first 5000m² plus 0.02 spaces for each additional 100m²
REQUIRED: 3 SPACES PROVIDED: 3 SPACES

1 Site Plan
1 : 400



Base Building Landlord Work - Unit 102 & 104

2517 Bowen Rd
Nanaimo, BC V9T 3L2

Site Plan & Site Data

SCALE: As indicated
DRAWN BY: SD
CHECKED BY: BJK
DATE: 2024-01-10

A.1

RECEIVED
DVP462
2024-JAN-23
Contract Planning